

**WOODSTOCK PLANNING & ZONING COMMISSION
REGULAR MONTHLY MEETING
THURSDAY, DECEMBER 18, 2014 AT 7:30 PM
WOODSTOCK TOWN HALL, MEETING ROOM B**

MINUTES

I. MONTHLY MEETING AT 7:30 PM

- a. Call to Order – Meeting was called to order by Chair Jeff Gordon at 7:32p.m. Noted that meeting room changed due to Blood Drive set up in meeting room 1. Noted that there is a quorum.
- b. Roll Call – Jeff Gordon, Dorothy Durst, Dexter Young, Syd Blodgett, Travis Serrine, Gail Dickinson, John Anastasi, Doug Porter, Joe Adiletta (arrival 7:50) Delia Fey, Laura Cournoyer-Gagne
- c. Absent – Lynn White, Fred Rich

II. CHAIR'S REPORT – Jeff Gordon thanked everyone for attending and appreciation for work done.

III. DESIGNATION OF ALTERNATES – Doug Porter

IV. CITIZENS' COMMENTS - None

V. MINUTES

Meeting Minutes – November 20, 2014 **MOTION TO APPROVE MADE BY DEXTER YOUNG, SECONDED BY GAIL DICKINSON.** Note that meeting date of Jan 15th is Public Hearing for the text amendments. Map status should read as: dominant land use. **APPROVE WITH NOTED CHANGES. MOTION PASSED, WITH JOHN ANASTASI ABSTAINING.**

VI. NON RESIDENTIAL ZONING PERMIT

East Boys, LLC –Rte. 198: would like to put in a temporary covered entryway, need to get permit, as entryway is already up. **MOTION TO APPROVE APPLICATION MADE BY DEXTER YOUNG, SECONDED BY JOHN ANASTASI. MOTION PASSED UNANIMOUSLY.**

VII. NEW BUSINESS

- a. SP622-12-14 Christopher & Virginia McMahon, 136 Woodstock Rd (Map 5167, Block 11, Lots 38 & 15C) – Equestrian Academy – Both lots are to be a part of “special permit” application. To have indoor and outdoor riding areas. Christopher McMahon purchased in 2004 and wants to operate a riding school. Application still waiting for Health Dept. **MOTION TO ACCEPT SPECIAL PERMIT APPLICATION AND MOVE TO PUBLIC HEARING MADE BY GAIL DICKINSON, SECONDED BY DEXTER YOUNG. SECONDARY MOTION BY SYD BLODGETT TO SEND APPLICATION TO DESIGN PROFESSIONALS FOR REVIEW, SECONDED BY DEXTER YOUNG. MOTION PASSED, SO AMENDED. PUBLIC HEARING SET FOR 1/15/2015 AT 7:45 P.M.**
- b. 623-12-14 Thomas & Joy Beatty, New Sweden Rd (Map 5783, Block 69, Lot 3-1) – 2- lot subdivision – Public hearing isn't required but can be scheduled. Wants to split lot behind existing house, so wouldn't be considered an interior lot. Documents received, and Fire Marshal, Hwy Foreman and Conservation Commission have been notified. Bruce Woodis, KWP Assc. is representing Tom Beatty – Right of Way owned by back lot and usable for 1st lot, will have done for next meeting. Land being split to give to family member. Lot falls under family transfer provisions, Chair Gordon noted for the record, that the application is to be changed to reflect the family transfer request. Mr. Woodis asked for waiver of landscape since can't be seen from the road. Also requests that public hearing is not needed. Received 2 waiver requests in writing. **MOTION TO FOLLOW PROCESS USED CONSISTENTLY IN THE PAST BY THE COMMISSION ON SUBDIVISION APPLICATIONS AND SCHEDULE PUBLIC HEARING FOR 1/15/2015 AT 7:45 P.M. MADE BY JOE ADELITTA, SECONDED BY GAIL DICKINSON. MOTION PASSED, DOUG PORTER OPPOSED.**
- c. 619-07-14 David Copeland, 224 English Neighborhood Rd – Request for 90-day extension to file Mylars – **MOTION TO APPROVE EXTENSION MADE BY DOUG PORTER, SECONDED BY DEXTER YOUNG. MOTION PASSED UNANIMOUSLY.**

VIII. POCD UPDATE – Action items – still working with Leslie Sweetnam and Woodstock Historical Society regarding pictures. Leslie extended his appreciation. AGC wanted to update before POCD Public Hearing in February 2015. Chair Gordon noted any discussion with the AG Commission about the POCD is not part of the public hearing, but rather, an informational discussion. Any follow-up discussion and presentation of information would need to occur during the public hearing. Reva Seybolt, AGC, here for any questions regarding the 2012 document. Delia Fey had some questions that will be emailed to AGC and will email everyone on PZC to see if anyone else has questions or comments. Any other board or commission who have questions or concerns should submit to Delia Fey in writing. NECCOG has been notified. AGC always welcome to attend meetings and give input. Memo with 4 steps of Residential Conservation Subdivision for POCD to be brought up at Public Hearing, provided by Chair Gordon, as requested by the Commission.

IX. ZEO REPORT

- a. Report on Zoning Enforcement – November / December 2014
- b. Report on Zoning Permits – November / December 2014 – Permit lists will be sent out, didn't print out prior to meeting.
 - 77 Bull Hill Rd - is in compliance
 - 4 Perrin Rd – still working with owner
 - 109 Redhead Hill Rd – is in compliance
 - 98 Redhead Hill Rd – need to move furnace
 - 6 Lyon Rd – debris everywhere
 - 622 Rte. 169 – debris everywhere

Gail Dickinson noted that the Historic District Commission is not happy with the sign for the Evangelical Church. No permit issued for this sign. Delia to follow-up.

Woodstock Academy looking to put in 2 lights that CL-P will put in. Historic District in favor of lights due to safety for Academy students. Both locations are in close proximity to cross walk. D. Fey read John Navarro's comments for the record, stating he is in favor of lights being installed, and also points out zoning regulation exemptions for lighting within public right of way or easement for the principal purpose of illuminating public streets when installed at the request or request of a governmental entity. Fey supports the exemption in this case. The HDC also brought to the Commission's attention the expansion of a parking lot that the WA has done and did not get their approval for and also about the little stone building next to the old Bowen Tavern on Academy Road that was made into an office and the HTC is requesting an application for this change. Ms. Fey will follow-up on these items but notes that zoning permits are not normally required for parking expansions.

X. CITIZEN'S COMMENTS - NONE

XI. BUDGET REVIEW AND BILLS

- a. Bills – None
- b. Budget Review – Send proposed budget of \$8000.00 for 2015/2016 fiscal year. **MOTION TO ACCEPT BUDGET OF \$8000.00 AND LINE ITEMS REMAIN THE SAME MADE BY JOE ADILETTA, SECONDED BY TRAVIS SIRRINE. MOTION PASSED UNANIMOUSLY.** In August, POCD account line items still have remaining balances to the positive. Depending on cost of printing, may have need to later increase if POCD should go over budget. Idea of adding a fee for those who don't get permits prior to doing work raised for future discussion. Since there are no fines that can be levied for violation of zoning/subdivision regulations (the Commission still would like the BOS to reconsider their decision not to follow up further on the Commission proposed ordinance for such fines, as per C.G.S.), that there be a fee charged for applying for a permit in cases when work has been done by someone who failed to get proper permit.

XII. CORRESPONDENCE

- a. State of CT, Siting Council, meeting on Dec 11, 2014, 1:00 p.m. re: Woodstock Fairgrounds, 281 Rt 169, Woodstock - decision on pole mounted cell tower

XIII. MINUTES OF OTHER BOARDS AND COMMISSIONS - NONE

XIV. OTHER

- a. Woodstock Academy, Bentley Field – Special Permit review – Intended as sports/activities not as entertainment. A question was raised by a member of the public about this. It is currently unclear if there is a problem or if, so, what the problem actually is. The Commission will ask the Town Attorney at the upcoming annual legal training session as to what degree an applicant can be held to the specifics of an approved zoning or special permit, depending upon the details of such specifics. Notes from June 2008 public hearing, the applicant (the Academy) stated not planning to use a PA system beyond the PA system in place at that time or beyond the use at the time. No condition about it in the final special permit approval, however. So the Commission is not clear as to what can and cannot be enforced about the PA system. The town has no noise ordinance. The state has noise regulations. Will ask Town Attorney.
- b. Town of Woodstock Solar Energy Project – to be a part of landfill, Dec 12th memo; Town owned property not to receive compensation. Applied as a credit to electric bill, exempt from zoning regulations, municipal use.

XV. ADJOURNMENT – 9:30 P.M. MOTION TO ADJOURN MADE BY DOUG PORTER, SECONDED BY TRAVIS SIRRINE. MOTION PASSED UNANIMOUSLY.

Respectfully Submitted,

Laura Cournoyer-Gagne, Recording Secretary

DISCLAIMER:

These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's minutes for approval/amendments. Please note that the audio recording is the legal record of the meeting.